

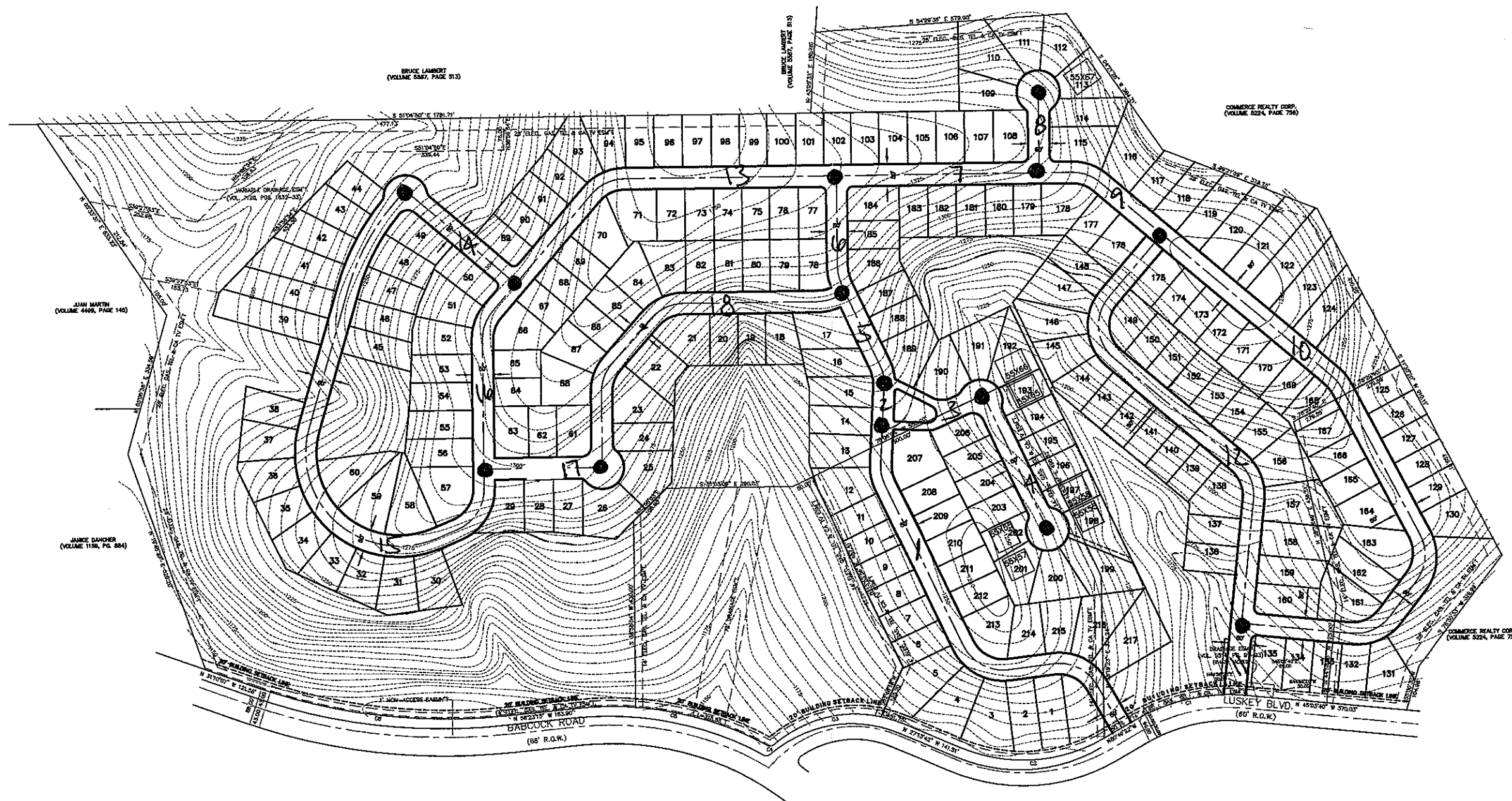


SCALE: 1" = 100'

CrownRidge Subdivision

DEV. SERVICES

2005 AUG 10 P 3:40



$$\frac{18 \text{ STREET LINKS}}{14 \text{ NODES}} = 1.29$$

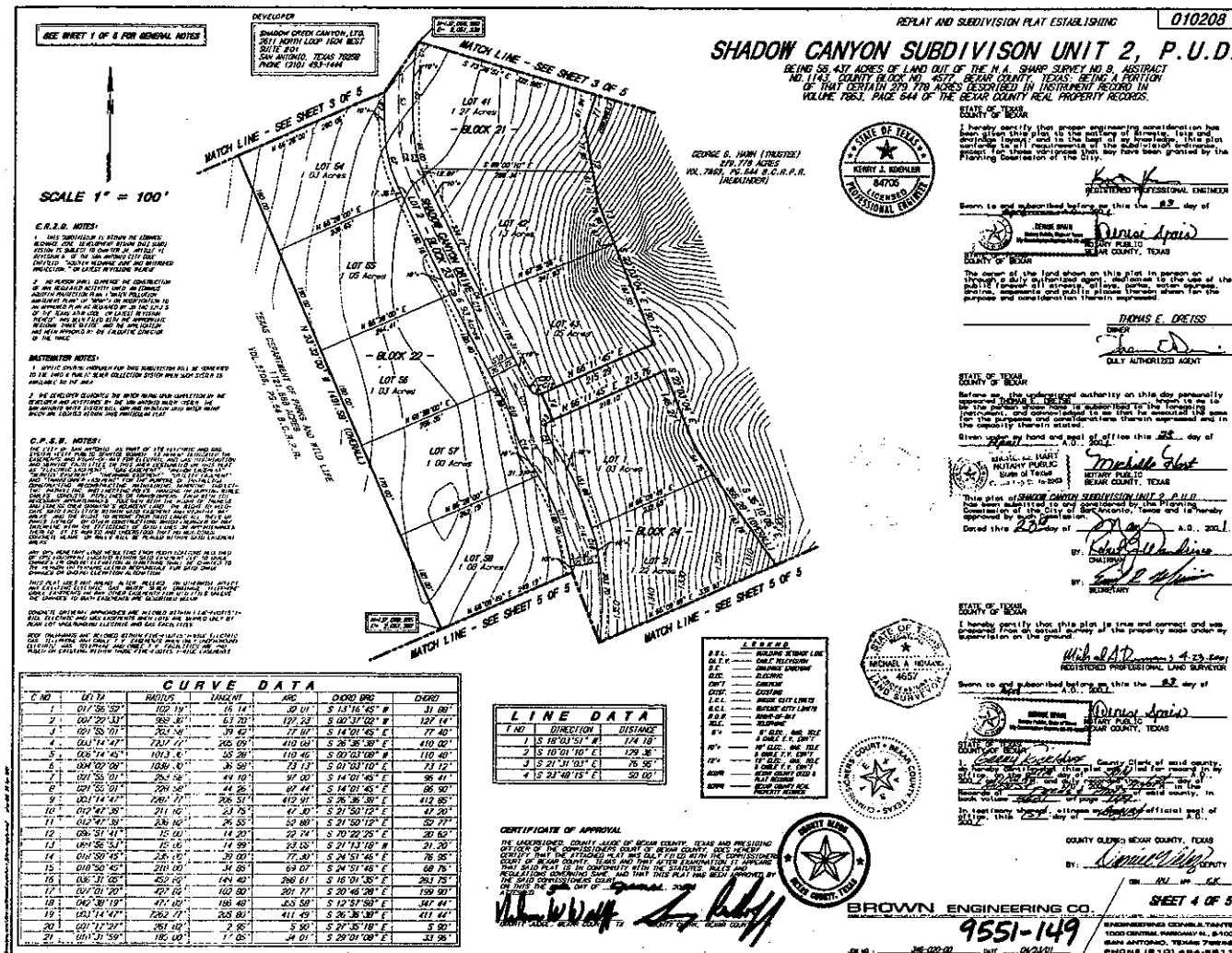
Carter Burgess

Carter and Burgess, Inc. Consultants in
Engineering, Architecture, Construction
Management and Related Services

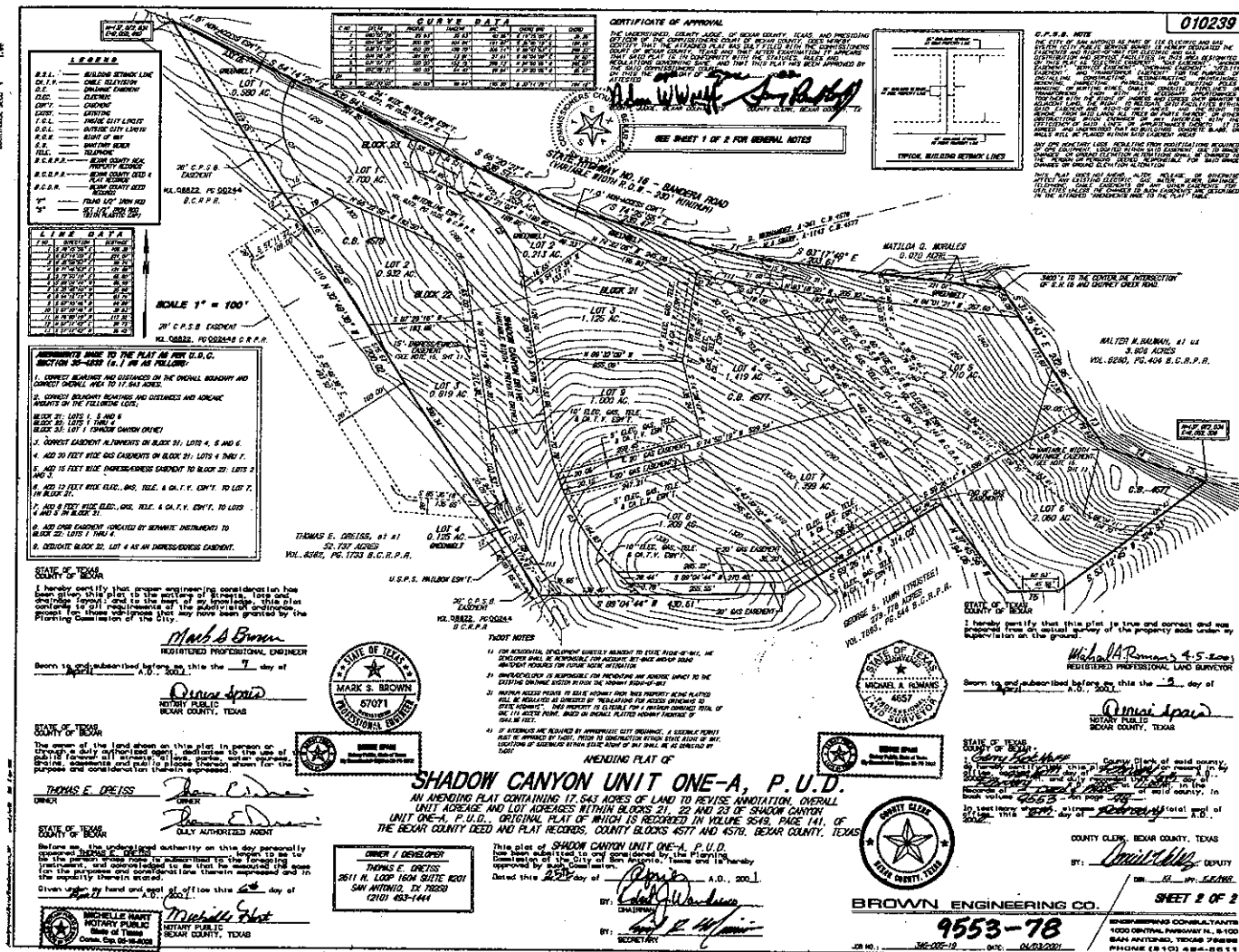
911 Oakleaf Parkway South, Suite 400
Buckhead, Georgia 30306
404-455-0000 Fax 404-455-0000
© 2005 Carter and Burgess, Inc.

HERALD PEREL
7-13-05

SHEET
1
OF 1



THIS PLAT INCLUDES AMENDMENTS AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.





City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: 7-27-05

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

DEV. SERVICES
2005 AUG 10 10 31 AM

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD)
☐ Rural Development (RD)
☐ Farm and Ranch (FR)
☐ Mix Light Industrial (MI-1)
☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Babcock/Luskey Tract

Owner/Agent: Baruch Properties Phone: 214-739-2900 Fax: 214-739-2904

Address: 8235 Douglas Avenue, Suite 770 Dallas, Texas Zip code: 78225

Engineer/Surveyor: Carter & Burgess, Inc. Phone: 210-494-0088 Fax: 210-494-4525

Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Contact Person Name: Kimberly Cornett, P.E. E-mail: cornettkk@c-b.com

February 23, 2004

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:
See Attached

Existing zoning: R6 Proposed zoning: R6

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: Unit 1 - 133 Lots; Unit 2 - 84 Lots

Total Number of lots: 217 divided by acreage: 87.92 = Density: 2.47

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 8 School District: NSISD Ferguson map grid: 513, D1 & E1

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Crown Summits - Crowngate No. 299

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____	No. _____
Name _____	No. _____
Name _____	No. _____

DEV. SERVICES
2005 AUG 10 PM 3:40

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☒ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☒ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☒ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

DEV. SERVICES
2005 AUG 10 PM 3:40

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☒ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

DEV. SERVICES
2005 AUG 10 PM 3:40

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

DEV. SERVICES
2005 AUG 10 P 3:40

☒ Traffic Impact Analysis (section 35-502).

☒ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☒ (PUD Only) Lots numbered as approved by the City.

☒ (PUD Only) Layout shall show where lot setbacks as required.

☒ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Babcock/Luskey Tract Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Shaul C Baruch Signature: Shaul C Baruch

Date: 7-27-05 Phone: 214-739-2900 Fax: 214-739-2904

E-mail: stacy@baruchproperties.com 210-7677-0000 210 224-0041

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



MDP
City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)	Ernest Brown, Planner II (Odd file Number)
(210) 207-5014, rlombroso@sanantonio.gov	(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development District
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)
<input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1)
<input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)

<input type="checkbox"/> Other: _____ |
|---|--|

Public Hearing ☐ Yes ☐ No
 ☐ Major ☐ Minor

Date: 7-22-05

(Check One)

Project Name: Babcock/Luskey Tract File# _____

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Phone: 210-494-0088 Fax: 210-494-4525

Contact Person Name: Kimberly Cornett, P.E. E-mail: cornettkk@c-b.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:
Crown Summits - Growngate MDP #299

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

*Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division
Request for Review form (attached) for respective departments or agencies*

February 23, 2004

Page 1 of 2

2005 AUG 10 PM 3:41
DEV. SERVICES

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks -- Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval ☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: MAJOR THOROUGHFARE APPROVED 9/9/05
MASTER DEVELOPMENT: SHOW THE LOCATION OF ALL ENTRANCES ON TO
EXIST/PROPOSED ADJACENT RDWAYS. 35-B101(C) F(14)
2. REQUIRE (2) SETS OF COORDINATES 35-B101(C) F(2), 35-B101(C) F(1)
3. REQUIRE PROJECTION OF STREET, U-2 BETWEEN LOTS 94-101, AND
U-1, BETWEEN LOTS 116-130
4. SHOW ZONING ON PLANS.

<u>Ros</u>	<u>Planner II</u>	<u>9/9/05</u>
Signature	Title	Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



DISABILITY

City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW



Approved
9.6.05

Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 7-22-05

(Check One)

Project Name: Babcock/Luskey Tract

File#

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Phone: 210-494-0088

Fax: 210-494-4525

Contact Person Name: Kimberly Cornett, P.E.

E-mail: cornettkk@c-b.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

Crown Summits - Growngate MDP #299

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division
Request for Review form (attached) for respective departments or agencies

~~X~~ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

H. MacDonald
Signature

Planner II

Title

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



MDP

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
Urban Development (UD) Rural Development (RD)
Farm and Ranch (FR) Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 7-22-05

(Check One)

Project Name: Babcock/Luskey Tract File# _____

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Phone: 210-494-0088 Fax: 210-494-4525

Contact Person Name: Kimberly Cornett, P.E. E-mail: cornettkk@c-b.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

Crown Summits - Growngate MDP #299

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division
Request for Review form (attached) for respective departments or agencies

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 AUG 15 P 2:14



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Babcock/Luskey Tract MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

Water Quality Ordinance 81491 does not apply.

Julia J. Morales
Signature

Supervisor
Title

9/22/05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



MDP
City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 7-22-05

(Check One)

Project Name: Babcock/Luskey Tract

File# _____

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Phone: 210-494-0088 Fax: 210-494-4525

Contact Person Name: Kimberly Cornett, P.E. E-mail: cornettkk@c-b.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:
Crown Summits - Growngate MDP #299

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department **MDP Division**
Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

2005 AUG 10 10 34 AM

DEV. SERVICES

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 AUG 26 P 2 14



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Babcock/Luskey Tract MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

Water Quality Ordinance 81491 does not apply.

Julia J. Mureles
Signature

Supervisor
Title

9/22/05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____
Plat Name: Babcock/Luskey Tract
Project Engineers/Surveyors or Firm Name: Carter & Burgess, Inc. Attn: Kimberly Cornett, P.E.
Address: 911 Central Parkway North, Suite 425 San Antonio, Texas 78232
Phone # 210-494-0088 Fax #: 210-494-4525 E-mail: cornettkk@c-b.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11 " Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

- (Plats Only):
2 copies (folded) with Master Development Plan Section Request for Review form (attached):
(1) Master Development, (1) Major thoroughfare,
- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies
 - ☐ Master Development Plan
 - ☐ Major Thoroughfare
 - ☐ Neighborhoods ☐ Historic
 - ☐ Disability Access (Sidewalks)
 - ☐ Zoning
 - ☐ SAWS Aquifer
 - ☐ Storm Water Engineering
 - ☐ Street and Drainage
 - ☐ Traffic T.I.A.
 - ☐ Building Inspection - Trees
 - ☐ Parks - Open space
 - ☐ Fire Protection
 - ☐ Bexar County Public Works
 - ☐ Other: _____

☒ Accepted

☐ Rejected

Completeness Review By: MAH Date: 8/15/05

EXISTING LEGAL DESCRIPTION

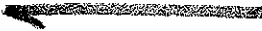
Being a 87.92 acre tract of land out of the J. Metzler Survey No. 24 $\frac{3}{4}$, Abstract No. 521, County Block 4719, and the M. Billiar Survey No. 25, Abstract No. 881, County Block 4720, Bexar County, Texas, Recorded in Volume 5524, Page 751 of the Bexar County Real Property Records in Bexar County, Texas. Also being New City Block (N.C.B.) 18333, Block 11, Lots 1, 2, and 3 as shown on plat of Crownridge – Ace Investments of record in Volume 9545, Page 189 of the Deed and Plat Records of Bexar County, Texas.

DEV. SERVICES
2005 AUG 10 P 3:40

SAWS

Robert Lombrano

From: Karen.Stahn@saws.org
Sent: Thursday, September 22, 2005 1:48 PM
To: Robert Lombrano
Cc: cornettkk@c-b.com
Subject: SAWS Aquifer Protection & Evaluation Review of "Babcock/Luskey Tract MDP" - Approved

Attached is our review/approval of the above mentioned project. 

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

Carter Burgess

9211 Central Parkway North,
Suite 425
San Antonio, TX 78232-5065
Phone: 210-494-0088
Fax: 210-494-4525
www.c-b.com

RECEIVED

05 OCT 10 PM 3:43

LAND DEVELOPMENT
SERVICES DIVISION

October 5, 2005

Luz Gonzales
Development Services
City of San Antonio
1901 S. Alamo
San Antonio, TX 78283

Re: The Heights of Crownridge, Unit 1
Plat No. 050628

Dear Ms. Gonzales:

This is to inform you that our client would like to change the name of the above mentioned plat to The Heights of Crownridge, Unit 1.

If you have any questions, please contact me at 494-0088. Thank you for your assistance.

Sincerely,

Ishtiak Saleh, P.E.

Ishtiak Saleh
Project Engineer

M:\310364.012 Babcock & Luskey\DOCS\Unit 1\Gonzales Ltr 100505.doc

Carter & Burgess, Inc. Carter & Burgess Consultants, Inc.
Carter & Burgess, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.

DEV. SERVICES
2005 OCT 12 A 8:13

Robert Lombrano

From: Kastner, Mark W. [Mark.Kastner@c-b.com]
Sent: Thursday, December 01, 2005 10:57 AM
To: Richard Chamberlin; Robert Lombrano; Marc Courchesne; Michael Herrera
Cc: Saleh, Ish
Subject: RE: Babcock-Luskey MDP

Thank you for the extra consideration of our requests. I would like an opportunity to meet with each of you, either collectively or individually, to emphasize the conditions of the site. We are confident that site conditions would make the stub-out unusable. If each of you could please let me know what time you have available, tomorrow would be ideal, we can arrange to meet with you and conclude this issue. Once again, I appreciate you taking the extra time with us.

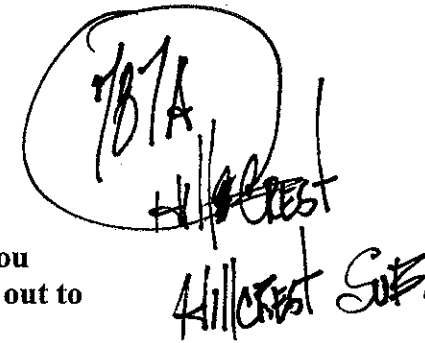
mark kastner, p.e., c.f.m. | land development project engineer |
carter & burgess, inc. |
911 central parkway, #425, san antonio, tx 78232 | p.210.494.0088 |
f.210.494.4525

-----Original Message-----

From: Richard Chamberlin [mailto:RChamberlin@sanantonio.gov]
Sent: Thursday, December 01, 2005 8:22 AM
To: Cornett, Kimberly K.; Kastner, Mark W.
Cc: Robert Lombrano; Richard Chamberlin; Marc Courchesne; Michael Herrera
Subject: Babcock-Luskey MDP

Mark,

I spoke with the MDP group, the drainage staff and the DSD chief engineer concerning the stub-out to the Nancy Law property off of Heuerman Rd. At this point in time the stub-out is still required. You are welcome to submit further documentation that you are stubbing out to flood-plain or to a bluff, but we do not find either to date.



In regards to the Local "B" section of road, it was determined that the City stay with the requirement of the UDC for no more than 1,000 vehicles per day on a Local "A" road, and use the same trip distribution for this development as on all other projects, so the requirement to extent the Local "B" road at least two blocks into the subdivision remains. The overall comments were that the Local "B" should continue all the way through and stub out to the northern property. However, since the original comment sent to you only indicated two blocks, the comment remains two blocks.

Please respond back with any questions or concerns. We look forward to the new submittal. Thanks.

**Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets Development Services
Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
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MDP

Robert Lombrano

From: Robert Lombrano
Sent: Tuesday, January 03, 2006 8:49 AM
To: 'kimberly.cornett@c-b.com'
Cc: Robert Lombrano
Subject: Babcock/Luskey Tract MDP# 872

Kimberly,

Master Development Plan: Approved

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Robert Lombrano

MTP/MDP

From: Robert Lombrano
Sent: Friday, September 09, 2005 10:32 AM
To: 'kimberly.cornett@c-b.com'
Cc: Robert Lombrano
Subject: Babcock/Luskey Tract MDP

Kimbertly,
Major Thoroughfare: **Approved**

Master Development: **Disapproved**

1. Show the location of all entrances on to exist/proposed adjacent rdwys. 35-B101(c)F(14)
2. Require (2) sets of coordinates. 35-B101(c) E(2) and 35-B101(c) E(1)
3. Require projection of streets in Unit-1 between lots 116--130 and Unit-2 between lots 94-101.
4. Show the zoning.

Thank 's

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Inbox protected with Spam Blocker Utility.
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Historie

Robert Lombrano

From: Kay Hinds
Sent: Tuesday, November 29, 2005 1:27 PM
To: Michael Herrera
Cc: Robert Lombrano; 'cornettk@c-b.com'
Subject: Babcock/Luskey Tract MDP

Importance: High

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

Sincerely,

Kay Hinds

ok

Storm Water

Robert Lombrano

From: Veronica Barefield
Sent: Monday, January 23, 2006 11:19 AM
To: Robert Lombrano
Cc: Robert Browning
Subject: Babcock Luskey MDP Approved



BabcockLuskeyMDP
.PDF

Approved

City of San Antonio

Interdepartmental Correspondence Sheet

TO: ish.saleh@c-b.com

FROM: Veronica Barefield


COPIES TO: Robert Browning, P.E., Sam Dent, P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

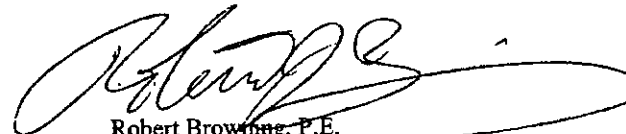
SUBJECT: Babcock/Luskey MDP ----Approved
Leon Creek Watershed

November 8, 2005

No Comments and MDP is approved!

Should you have any questions please call me at 207-4341.


Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate


Robert Browning, P.E.
Storm Water Engineer

storm water

Robert Lombrano

From: Patricia Wallace
Sent: Wednesday, November 09, 2005 9:37 AM
To: Robert Lombrano; Larry Odis
Subject: FW: Babcock/Luskey MDP----Approved

I don't have this one -- so I assume one of you do?

-----Original Message-----

From: Veronica Barefield
Sent: Wednesday, November 09, 2005 8:13 AM
To: Ishtak Saleh (E-mail)
Cc: Patricia Wallace; Michael Herrera; Richard Carrizales
Subject: Babcock/Luskey MDP----Approved



BabcockLuskey.PDF

disapproved

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Ish.saleh@c-b.com

FROM: Veronica Barefield

COPIES TO: Robert Browning, P.E., Sam Dent, P.E., Richard Carrizales,
Michael Herrera, Robert Lombrano

SUBJECT: Babcock/Luskey MDP---Not Approved
Leon Creek Watershed

October 21, 2005

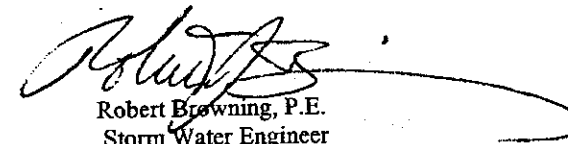
Storm Water has reviewed your submittal and have the following comments:

This MDP can not be released until the MDP is signed by the developer and the Engineer.

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate



Robert Browning, P.E.
Storm Water Engineer

Storm Water

Robert Lombrano

From: Veronica Barefield
Sent: Friday, September 09, 2005 9:01 AM
To: 'cornettkk@c-b.com'
Cc: Robert Lombrano; Sam Dent; Richard Carrizales; Michael Herrera
Subject: Babcock/Luskey MDP----Not Approved



BabcockLuskey.PDF

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

City of San Antonio

Interdepartmental Correspondence Sheet

TO: cornettkk@c-b.com

FROM: Veronica Barefield

COPIES TO: Robert Browning, P.E., Sam Dent, P.E., Richard Carrizales,
Michael Herrera, Robert Lombrano

SUBJECT: Babcock/Luskey MDP---Not Approved

Leon Creek Watershed

September 8, 2005

You have provided hydrology/hydraulics for the existing and proposed 25 and 100-year condition for 2000' downstream from the proposed development. Please provide ultimate condition for the 5, 25 and 100-year condition.

Provide Master Development Plan showing existing and ultimate 100-year floodplain.

If no hydraulics study is being done within the proposed development, please provide note with the signature of the Owner and Engineer at the MDP Plan as per City of San Antonio UDC Appendix B. Note is as follows:

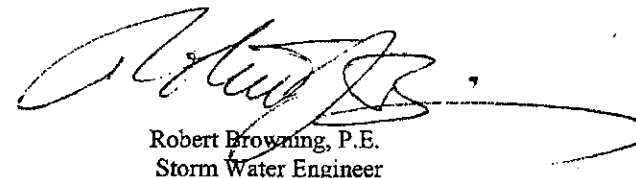
"The floodplain limits on the MDP are estimated and subject to change."

Approval of subdivision plats associated with this MDP is subject to the review and approval of a Storm Water Management Plan in accordance with Appendix B Section 35-B119 of the UDC.

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate



Robert Browning, P.E.
Storm Water Engineer

STORM WATER

Robert Lombrano

From: Arturo Villarreal
Sent: Friday, December 09, 2005 2:08 PM
To: Robert Browning; Veronica Barefield; Lyndon Duano
Cc: Robert Lombrano; Kent Hickingbottom
Subject: Shadow Canyon Development

Leon Creek Watershed Team,

This email is sent to provide clarification on the above referenced development. The Shadow Canyon development was initially submitted as one entire area. Because of vested rights issues and different owners (developers) of the property, Shadow Canyon has been divided into 2 major areas, but will remain on file with DSD as 1 development.

Shadow Canyon PUD 663-D, (consultant Pape-Dawson)
and
Shadow Canyon MDP 663-C, (consultant Brown Engineering) 3

Please be aware of the level and location of the review. The current submittal to be distributed to Storm Water Engineering is 663-D by Pape-Dawson. Please remember that several other PUDs have been approved within the area Pape-Dawson has been contracted to design. These approvals do not constitute a release of the remaining portions. As you know each PUD stands on its own.

Also, I can only assume Pape-Dawson will hesitate to provide information on the MDP portion (663-C) of Shadow Canyon that is being designed by Brown Engineering should you need this information for your review. If an impasse is attained then assistance for DSD, Robert Lombrano might be required.

This email is not intended to provide all the information but is a start to understand the development being submitted and under our review.

Art

Disapproved

PLAN HAS BEEN ACCEPTED BY

COSEA

(date) (number)

If no plans are filed, plan will expire

On

12/12/05

TIA

Robert Lombrano

From: Richard Chamberlin
Sent: Thursday, January 05, 2006 5:25 PM
To: 'Kastner, Mark W.'; Ismael Segovia; Marc Courchesne; Michael Herrera; Richard Chamberlin; Robert Lombrano
Subject: RE: Babcock/Luskey MDP

Robert, Mark,

Approved

The TIA approval letters were never intended to have many conditions of approval. You could boil down most any TIA letter to the following words:

"The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-XX Traffic Impact Analysis (TIA) and the MDP plan for XXXXXXXXX MDP. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting."

Only in a few cases do we have conditions, and although buried within the letter itself, that are always specific as to right/ left turn lanes and traffic signals requirements at specific intersections. The rest of the letter is fluff and only written for the TIA divisions own use. I repeat, only for the TIA divisions own use. The letters were never intended to be placed in the Planning Commission Agenda, as conditions for approval. Traffic counts were originally put in the letters more for informational purposes for the Planning Commissioners. They are typically never accurate, since usually the TIA study is done prior to the final MDP layout (revisions of such often caused by review comments) and in almost all cases the traffic counts change as the number of lots change, but not dramatic enough to warrant the TIA division to require a new TIA study as a condition of approval.

Based on the above, at this date, the TIA Division declines to write a new letter for Babcock/Luskey. I tried to get rid some of the fluff in the letter for this specific project, but if anyone insists, please use the text in quotes above for Babcock/Luskey. And since the letter for Babcock/Luskey really boils down to only saying: "Recommend approval", please do not place it in the Planning Commission Agenda to create more confusion.

We are certainly re-evaluating what we put in the TIA letters, especially with the confusion the letter for Stonewall Estates caused the Commissioners. The TIA division has been trying to give Zoning Commissioners more information for zoning cases, but maybe we should give Planning Commissioners less.

If anyone has comments concerning all this, please let me know and we can discuss.

Thanks.

Richard Chamberlin, P.E.
 Sr. Engineer, Traffic Impact Analysis & Streets
 Development Services Engineering Division
 1901 S. Alamo
 San Antonio, TX 78283
 210-207-5507
 Tell us how we're doing by taking our survey...
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-----Original Message-----

From: Kastner, Mark W. [mailto:Mark.Kastner@c-b.com]
Sent: Thursday, January 05, 2006 4:32 PM
To: Robert Lombrano

01/06/2006

Cc: Richard Chamberlin
Subject: RE: Babcock/Luskey MDP

Thanks.

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Thursday, January 05, 2006 4:28 PM
To: Kastner, Mark W.
Subject: FW: Babcock/Luskey MDP

Thanks.

Richard, the approval you sent to us specifically mentions the number of units and amount of traffic generated. Could you please send us a revised approval reflecting the "new" number of lots?

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Richard Chamberlin
Sent: Thursday, January 05, 2006 4:26 PM
To: Marc Courchesne; Robert Lombrano
Subject: RE: Babcock/Luskey MDP

Robert,

As long as their latest MDP only changed the number of lots, and we still have the same road configuration with the Local "B" into the subdivision for the northern entrance, then the TIA and Street "approval" remains unchanged.

Richard

-----Original Message-----

From: Marc Courchesne
Sent: Thursday, January 05, 2006 4:00 PM
To: Richard Chamberlin
Subject: FW: Babcock/Luskey MDP

FYI...

-----Original Message-----

From: Robert Lombrano
Sent: Thursday, January 05, 2006 3:59 PM
To: Marc Courchesne
Subject: FW: Babcock/Luskey MDP

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Kastner, Mark W. [mailto:Mark.Kastner@c-b.com]
Sent: Thursday, January 05, 2006 3:49 PM
To: Robert Lombrano
Cc: Saleh, Ish
Subject: Babcock/Luskey MDP

Hi Robert,

Attached is the revised TIA worksheet indicating the proper number of lots and peak hour trips. Please confirm that your original approval of this MDP stands, and I will submit the final package to you. Let me know if you have any questions.

Thanks.

mark kastner, p.e., c.f.m. | land development project engineer | carter & burgess, inc. |
911 central parkway, #425, san antonio, tx 78232 | p.210.494.0088 | f.210.494.4525

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Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Babcock/Luskey

Location: Northside of Luskey at Intersection of Babcock Road

Applicant: Baruch Properties

Address: 8325 Douglas Avenue, Suite 770 Dallas, Texas 78225

Phone Number: 214-739-2900

☒ Owner or ☐ Agent

Permit Type (check one):

☐ Zoning, N.C.B.

☒ MDP #

☐ Plat #

☐ Bldg. Permit #

☐ Other:

BOX A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Residential, Single Family	218	Weekday, PM Peak Hour of Generator	1.02 / Unit	222	ITE Code: 210 pg. 273 Other:

BOX B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
							ITE Code: Other:

*specify:

BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not, ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Carter & Burgess, Inc. ; Mark Kastner, P.E.

Date: 01/05/06

Comments:

BOX E (For Official Use Only, Do Not Write in this Box))

☐ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

☐ The traffic impact analysis has been waived for the following reason(s):

Reviewed by:

Date:

NOTE: GFA = Gross Floor Area (bldg size) ITE = Institute of Transportation Engineers, Trip Generation, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

Robert Lombrano

TIA / Streets

From: Richard Chamberlin
Sent: Friday, December 30, 2005 1:40 PM
To: 'cornettkk@c-b.com'; 'Kastner, Mark W.'; Ismael Segovia; Marc Courchesne; Michael Herrera; Richard Chamberlin; Robert Lombrano
Subject: Babcock/Luskey MDP *****NO COMMENTS*****TIA and STREETS

Please find the attached letter indicating support of the MDP based on the 12/28/05 submittal. There are no conditions for Planning Commission.



Babcock-Luskey
Tract PUD NO CO...

approved

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin -- DSD -- Traffic Impact Analysis & Streets Division
COPIES TO: File
SUBJECT: Babcock/Luskey Tract MDP, Level 1 TIA, 2005TIA1284
DATE: December 30, 2005

The DSD -- Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for **Babcock/Luskey Tract MDP (submitted 12/28/05)**. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located on the north side of Luskey Road, east of Babcock Road, and northwest of Camp Bullis Road in northern San Antonio. Proposed to consist of 217 single-family residential units, this development is estimated to generate 221 weekday peak-hour trips and 2,077 average daily trips.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis & Streets Division
COPIES TO: File
SUBJECT: Babcock/Luskey Tract MDP, Level 1 TIA, 2005TIA1284
DATE: December 30, 2005

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for **Babcock/Luskey Tract MDP (submitted 12/28/05)**. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

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It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

THA

Robert Lombrano

From: Richard Chamberlin
Sent: Thursday, December 22, 2005 6:59 AM
To: 'Kastner, Mark W.'
Cc: Michael Herrera; Robert Lombrano; Ismael Segovia
Subject: RE: Babcock-Luskey MDP

Mark,

Good morning. The City position remains the same. You may send a formal letter requesting a variance for the connectivity, or any other issue required by the UDC. There is no variance process for a PUD, so the variance is submitted with a plat, and submitted prior to the plat proceeding to Planning Commission. In order for the PUD not to be denied, you would have to show the connection, and you may if you wish place a note on the PUD stating that you will ask for a variance at platting. I would speak with Michael Herrera in the MDP group (207 7038 or copied in this e-mail) to see if he has any other suggestions on the process, or how the notes are normally worded. Thanks.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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<<http://www.sanantonio.gov/dsd/survey.asp>>

-----Original Message-----

From: Kastner, Mark W. [mailto:Mark.Kastner@c-b.com]
Sent: Wednesday, December 21, 2005 5:05 PM
To: Richard Chamberlin
Subject: RE: Babcock-Luskey MDP

Good afternoon Richard. I am writing to see if you have had an opportunity to review our letter requesting the exception to the connectivity requirements for this site. Please let me know when you have come to a conclusion, or if you need clarification on anything.

Thanks,
Mark Kastner

-----Original Message-----

From: Richard Chamberlin [mailto:RChamberlin@sanantonio.gov]
Sent: Friday, December 02, 2005 2:41 PM
To: Kastner, Mark W.; Ismael Segovia; Marc Courchesne; Michael Herrera;
Richard Chamberlin; Robert Lombrano
Subject: RE: Babcock-Luskey MDP

Mark,

In order for staff to support the MDP before Planning Commission, the MDP shall have to be revised to show the stubout(s) as required by the MDP group and the 60' ROW roadway for a minimum of two blocks into the subdivision as required by the Traffic Impact Analysis & Streets group. You may place a note on the MDP stating that the owner will submit variances to the UDC requirements, at the time of platting, for street projection to undeveloped property and for required ROW and pavement widths. Of course, you may also resubmit the MDP without the notes, and either way, this would allow us to support the MDP. However the approval of the MDP just delays the issue to platting. You could expect the same comments when the plats come in for review. Staff would probably not support the variances, but at this time we must withhold recommendation concerning the variances until you submit all the documentation to review. Staff's recommendations concerning the variances accompany the plat to Planning Commission. Thanks.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets Development Services
Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
Tell us how we're doing by taking our survey...
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-----Original Message-----

From: Kastner, Mark W. [mailto:Mark.Kastner@c-b.com]
Sent: Friday, December 02, 2005 9:36 AM
To: Richard Chamberlin
Subject: RE: Babcock-Luskey MDP

Understood. We will seek variances for these issues. If we put a note on the MDP indicating such, will you approve it? If there is any particular verbage you prefer to see, please let me know.

Thanks,

Mark Kastner, P.E.

-----Original Message-----

From: Richard Chamberlin [mailto:RChamberlin@sanantonio.gov]
Sent: Thursday, December 01, 2005 4:02 PM
To: Kastner, Mark W.; Robert Lombrano; Marc Courchesne; Michael Herrera
Cc: Saleh, Ish; Sam Dent
Subject: RE: Babcock-Luskey MDP

Mark,

After further discussions, you would have to submit two variances at the platting stage. One variance for projection of streets and another for the ROW/street width into the subdivision to handle just your development's traffic. For both, you would need to supply engineering reasons to not comply with the UDC which would be evaluated, including how the stubbed street could not be continued into a future development. At this point, staff can not support the MDP as submitted.

I can set up a time to meet with you next week if you would like to go over any of the variance issues, so that we understand your view point. We could not make a recommendation on a variance though until the plat was going to Planning Commission and complete review undertaken.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets Development Services
Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
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-----Original Message-----

From: Kastner, Mark W. [mailto:Mark.Kastner@c-b.com]
Sent: Thursday, December 01, 2005 10:57 AM
To: Richard Chamberlin; Robert Lombrano; Marc Courchesne; Michael Herrera
Cc: Saleh, Ish
Subject: RE: Babcock-Luskey MDP

Thank you for the extra consideration of our requests. I would like an opportunity to meet with each of you, either collectively or individually, to emphasize the conditions of the site. We are confident that site conditions would make the stub-out unusable. If each of you could please let me know what time you have available, tomorrow would be ideal, we can arrange to meet with you and conclude this issue. Once again, I appreciate you taking the extra time with us.

mark kastner, p.e., c.f.m. | land development project engineer |
carter & burgess, inc. |
911 central parkway, #425, san antonio, tx 78232 | p.210.494.0088 |
f.210.494.4525

-----Original Message-----

From: Richard Chamberlin [mailto:RChamberlin@sanantonio.gov]
Sent: Thursday, December 01, 2005 8:22 AM
To: Cornett, Kimberly K.; Kastner, Mark W.
Cc: Robert Lombrano; Richard Chamberlin; Marc Courchesne; Michael Herrera
Subject: Babcock-Luskey MDP

Mark,

I spoke with the MDP group, the drainage staff and the DSD chief engineer concerning the stub-out to the Nancy Law property off of Heuerman Rd. At this point in time the stub-out is still required. You are welcome to submit further documentation that you are stubbing out to flood-plain or to a bluff, but we do not find either to date.

In regards to the Local "B" section of road, it was determined that the City stay with the requirement of the UDC for no more than 1,000 vehicles per day on a Local "A" road, and use the same trip distribution for this development as on all other projects, so the requirement to extent the Local "B" road at least two blocks into the subdivision remains. The overall comments were that the Local "B" should continue all the way through and stub out to the northern property. However, since the original comment sent to you only indicated two blocks, the comment remains two blocks.

Please respond back with any questions or concerns. We look forward to the new submittal. Thanks.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets Development Services
Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
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<<http://www.sanantonio.gov/dsd/survey.asp>>

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Robert Lombrano

TIA/streets

From: Richard Chamberlin
Sent: Thursday, December 01, 2005 11:33 AM
To: Sam Dent; Robert Lombrano
Subject: FW: Babcock-Luskey MDP

Sam,
(The issue we talked about yesterday with the stubout to the ridge/floodplain and the Local "A" road handling the traffic).

Do you-all have any desire to meet with them? I would prefer to just ask them to submit documentation as to the stubout bluff/floodplain issue. We will ask for a variance to the Local "B" and review it at that time letting them know up front that we would not support.

Richard

-----Original Message-----

From: Kastner, Mark W. [mailto:Mark.Kastner@c-b.com]
Sent: Thursday, December 01, 2005 10:57 AM
To: Richard Chamberlin; Robert Lombrano; Marc Courchesne; Michael Herrera
Cc: Saleh, Ish
Subject: RE: Babcock-Luskey MDP

Thank you for the extra consideration of our requests. I would like an opportunity to meet with each of you, either collectively or individually, to emphasize the conditions of the site. We are confident that site conditions would make the stub-out unusable. If each of you could please let me know what time you have available, tomorrow would be ideal, we can arrange to meet with you and conclude this issue. Once again, I appreciate you taking the extra time with us.

mark kastner, p.e., c.f.m. | land development project engineer |
carter & burgess, inc. |
911 central parkway, #425, san antonio, tx 78232 | p.210.494.0088 |
f.210.494.4525

-----Original Message-----

From: Richard Chamberlin [mailto:RChamberlin@sanantonio.gov]
Sent: Thursday, December 01, 2005 8:22 AM
To: Cornett, Kimberly K.; Kastner, Mark W.
Cc: Robert Lombrano; Richard Chamberlin; Marc Courchesne; Michael Herrera
Subject: Babcock-Luskey MDP

Mark,

I spoke with the MDP group, the drainage staff and the DSD chief engineer concerning the stub-out to the Nancy Law property off of Heuerman Rd. At this point in time the stub-out is still required. You are welcome to submit further documentation that you are stubbing out to flood-plain or to a bluff, but we do not find either to date.

In regards to the Local "B" section of road, it was determined that the City stay with the requirement of the UDC for no more than 1,000 vehicles per day on a Local "A" road, and use the same trip distribution for this development as on all other projects, so the requirement to extent the Local "B" road at least two blocks into the subdivision remains. The overall comments were that the Local "B" should continue all the way through and stub out to the northern property. However, since the original comment sent to you only indicated two blocks, the comment remains two blocks.

Please respond back with any questions or concerns. We look forward to the new submittal. Thanks.

**Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets Development Services
Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
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If verification is required, please request a hard-copy version from the sender.

TIA / Streets

Robert Lombrano

From: Richard Chamberlin
Sent: Thursday, December 01, 2005 8:22 AM
To: 'cornettkk@c-b.com'; 'mark.kastner@c-b.com'
Cc: Robert Lombrano; Richard Chamberlin; Marc Courchesne; Michael Herrera
Subject: Babcock-Luskey MDP

Mark,

I spoke with the MDP group, the drainage staff and the DSD chief engineer concerning the stub-out to the Nancy Law property off of Heuerman Rd. At this point in time the stub-out is still required. You are welcome to submit further documentation that you are stubbing out to flood-plain or to a bluff, but we do not find either to date.

In regards to the Local "B" section of road, it was determined that the City stay with the requirement of the UDC for no more than 1,000 vehicles per day on a Local "A" road, and use the same trip distribution for this development as on all other projects, so the requirement to extent the Local "B" road at least two blocks into the subdivision remains. The overall comments were that the Local "B" should continue all the way through and stub out to the northern property. However, since the original comment sent to you only indicated two blocks, the comment remains two blocks.

Please respond back with any questions or concerns. We look forward to the new submittal. Thanks.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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Robert Lombrano

~~STREET~~
~~TIA~~

Ish.SALEH@C-b.com

From: Richard Chamberlin
Sent: Friday, October 14, 2005 1:16 PM
To: 'cornettkk@c-b.com'; Robert Lombrano
Cc: Michael Herrera; Richard Chamberlin; Marc Courchesne; Larry Odis
Subject: Babcock-Luskey Tract MDP *****COMMENTS*****Streets and Traffic Impact Analysis

Please find the attached comments resulting from both the TIA and Street's review of the above referenced Project.



Babcock-Luskey
Tract MDP Comme...

DISAPPROVED

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: October 14, 2005

MDP/PUD Comments: **Traffic Impact Analysis & Streets Division**

Re: **Babcock/Luskey Tract PUD** (Stamp dated: August 10, 2005)

The Traffic Impact Analysis and Streets Division has reviewed the above referenced MDP and is providing the following comments:

- The TIA report, and staff analysis indicates 65% of the traffic utilizing the western entrance/exit. This equates to an ADT of approximately 1,400. Local "A" roads can handle 1,000 ADT (UDC 35-502(a)(9)(A)). Increase the western entrance to a 60' ROW/40' pavement for two blocks into the subdivision.
- Since stub-out streets are required to unplatted land (land indicated as Nancy N. Law), the TIA division recommends highly that the Local "B" street be extended beyond the two blocks to the north MDP limit to serve the unplatted land, not just a Local "A" stub street.
- Add a Local "B" Street cross section detail.
- Add Property Line Returns at all intersections (internal where missing and at the entrance streets).
- Grades are shown to be in excess of the 12 and 15% limits of UDC 35-506(d)(3). (23% and 31% grades and probable K-Value issues).
- The intersection of the new Local "B" road required above and the Local "A" cul-de-sac road with the island at the entrance, shall be provided with minimum 16' one way pavement widths with no driveways, as well as be provided with adequate fire vehicle access to make the turns.
- Show the topographical lines extended onto Luskey Blvd.

Please return a new MDP/PUD plan with appropriate revisions for review.

Thank you.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov

"AN EQUAL OPPORTUNITY EMPLOYER"

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Friday, October 14, 2005 4:00 PM
To: 'cornettkk@c-b.com'
Cc: Patricia Wallace; Robert Lombrano; Michael Herrera
Subject: Babcock/Luskey Tract MDP

Babcock/Luskey Tract MDP

Zoning: Approved, with a condition that the zoning be indicated on the plan.
R-6

Thank you.

*Christopher Looney
Senior Planner
Development Services Department
City of San Antonio, Texas*

Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. [Survey <http://www.sanantonio.gov/dsd/survey.asp>](http://www.sanantonio.gov/dsd/survey.asp)

Message

Page 1 of 1

Robert Lombrano

Bicycle

From: Abigail Kinnison
Sent: Wednesday, October 12, 2005 3:01 PM
To: 'Cornettkk@c-b.com'
Cc: Michael Herrera; Christina De La Cruz; Robert Lombrano
Subject: Babcock/Luskey Tract

Babcock/Luskey Tract

I recommend approval.

Abigail Kinnison, AICP
Special Projects Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

Be a part of the Walk & Roll Challenge in the month of October and help San Antonio reach the goal of 500,000 miles! Walk, ride your bicycle, ride the bus, or carpool.

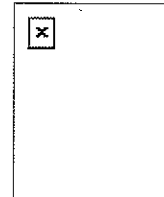
For more information or to log your miles, go to: www.walkandrollchallenge.com.

TREE'S

Robert Lombrano

From: Joan Miller
Sent: Wednesday, September 14, 2005 8:51 AM
To: 'cornettkk@c-b.com'
Cc: Robert Lombrano; Debbie Reid; Michael Herrera
Subject: Babcock_Luskey MDP Approval

Approved



**CITY OF SAN
ANTONIO**

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 9/1/05

Subject: Master Development Plan Babcock/Luskey; AP 1160511

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
- 2003 Tree Preservation ordinance

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions, please call me at (210) 207-8265.

09/19/2005

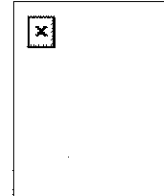
Sincerely,

Joan Miller
Administrative Assistant II

Robert Lombrano

REX!

From: Joan Miller
Sent: Wednesday, August 17, 2005 1:43 PM
To: 'cornettkk@c-b.com'
Cc: Robert Lombrano; Michael Herrera; Debbie Reid
Subject: Babcock_Luskey disaprvl



**CITY OF SAN
ANTONIO**

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/17/05

Subject: Master Development Plan, Babcock/Luskey (AP 1160511)

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- \$75 Plan Review fee

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

08/17/2005

Parks

Robert Lombrano

From: Chris Yanez
Sent: Monday, January 23, 2006 11:10 AM
To: Robert Lombrano
Subject: Babcock Luskey



MDP Babcock
Luskey Tract Memo..

Approved

CHRIS YANEZ
ARCHITECT ASSISTANT
CITY OF SAN ANTONIO
PARKS AND RECREATION
PARK PROJECT SERVICES
PHONE: 210-207-4091
FAX: 210-207-2720

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, M.A., Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Babcock/Luskey Tract Master Development Plan

DATE: October 25, 2005

I recommend approval of the Babcock/Luskey Tract Master development Plan.

Babcock/Luskey Tract is a proposed subdivision of 217 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 3.1 acres. The plan does provide 17.8 acres of open/park space. In accordance with UDC §35-503(d)(2)(a) only 1.6 acres of natural area in the floodplain is being used.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

PARKS

Robert Lombrano

From: Ismael Segovia
Sent: Monday, August 22, 2005 11:15 AM
To: 'cornettkk@c-b.com'
Cc: Robert Lombrano; Michael Herrera
Subject: Babcock/Luskey MDP

I do not recommend approval of this MDP for two reasons. First, is that one of the areas being provided does not have any access to it, thus not allowing the residents to reach it. The second reason is that the MDP only provides 2.8 acres, which falls short of the required 3.1 acres. If there are any questions please feel free to contact me. Thank you.



MDP Babcock
Luskey Tract Memo..

DISAPPROVE

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

PARKS

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, M.A., Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Babcock/Luskey Tract Master Development Plan

DATE: August 22, 2005

I do not recommend approval of the Babcock/Luskey Tract Master development Plan.

Babcock/Luskey Tract is a proposed subdivision of 217 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 3.1 acres. The plan does provide some areas of open/park space, but the open/park space to the north is not acceptable due to it being inaccessible to the residents. Another issue is that with the open/park space that is provided only offers 2.8 acres, falling short of the required 3.1 acres.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Robert Lombrano

ENGINEER CHANGE

From: Kastner, Mark W. [Mark.Kastner@c-b.com]
Sent: Wednesday, January 04, 2006 7:37 AM
To: Robert Lombrano
Cc: Saleh, Ish
Subject: FW: Babcock/Luskey Tract MDP# 872

Good morning Robert. We've made one, hopefully final, revision on this MDP. We have added a lot to account for the one taken out for the collector, bringing the count back up to the original 218. It affects the available open space by 0.26 acres. I will send the revised MDP this morning. Please let me know if this will be an issue or if your original approval still stands.

Thanks,

Mark Kastner, P.E.

From: Cornett, Kimberly K.
Sent: Tuesday, January 03, 2006 9:56 AM
To: Saleh, Ish; Kastner, Mark W.
Subject: FW: Babcock/Luskey Tract MDP# 872

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Tuesday, January 03, 2006 8:49 AM
To: Cornett, Kimberly K.
Cc: Robert Lombrano
Subject: Babcock/Luskey Tract MDP# 872

Kimberly,

Master Development Plan: Approved

Thanks

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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